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Section 24 TPS, L Glen, Homestead, Brassow Woods ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-24-305-002	2991 BRASSOW RD	02/14/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$167,600	50.03	
M-13-24-365-003	3294 HOMESTEAD CT	04/26/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$447,800	56.33	
M-13-24-396-015	5906 BELLWETHER DR	09/27/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$310,800	50.54	
M-13-24-400-007	2540 TEXTILE RD	09/26/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$435,900	49.82	
M-13-24-440-004	5605 GLEN OAK CT	05/03/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$300,900	49.74	
M-13-24-460-020	5931 BELLWETHER DR	05/03/24	\$481,024	WD	03-ARM'S LENGTH	\$481,024	\$247,000	51.35	
<b>Totals:</b>			<b>\$3,706,024</b>			<b>\$3,706,024</b>	<b>\$1,910,000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.54</b>
								<b>Std. Dev. =&gt;</b>	<b>2.53</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$335,218	\$73,601	\$261,399	\$274,808	0.951	1,394	\$187.52	L24	2.4171
\$895,579	\$98,544	\$696,456	\$837,222	0.832	3,143	\$221.59	L24	9.5170
\$621,679	\$72,466	\$542,534	\$576,904	0.940	2,510	\$216.15	L24	1.3387
\$871,773	\$137,450	\$737,550	\$769,837	0.958	3,154	\$233.85	L24	3.1025
\$601,702	\$71,781	\$533,219	\$556,640	0.958	2,628	\$202.90	L24	3.0889
\$493,993	\$72,144	\$408,880	\$443,119	0.923	2,165	\$188.86	L24	0.4303
<b>\$3,819,944</b>		<b>\$3,180,038</b>	<b>\$3,458,529</b>			<b>\$208.48</b>		
			<b>E.C.F. =&gt;</b>	<b>0.919</b>		<b>Std. Deviation=&gt;</b>	<b>0.0484891</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.927</b>		<b>Ave. Variance=&gt;</b>	<b>3.3158</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Dep.
1 STY	\$63,140	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	55
2 STY	\$70,180	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	74
1 STY	\$70,240	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	73
2 STY	\$132,680	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	85
2 STY	\$70,000	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	74
1 STY	\$70,660	TPS,L.GLEN,HOMESTEAD,BRASSOW WDS	401	73

3.576733019

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/02/2025 10:51 AM

<b>Parcel:</b>	M -13-24-305-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ANDERSON DEREK C.J. & KRISTINE M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2991 BRASSOW RD SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5579/642	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

## Mailing Address:

ANDERSON DEREK C.J. & KRISTINE M  
2991 BRASSOW RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 02/14/2025 for 335,000 by ANDERSON EDITH.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5579/642

## Most Recent Permit Information

Permit 18-00550 on 06/13/2018 for \$13,550 category REROOF.

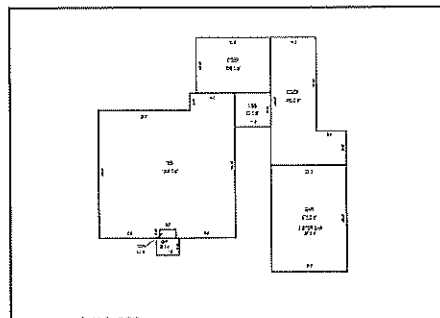
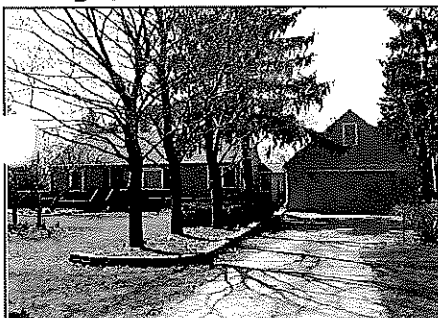
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	165,700	<b>2025 Taxable:</b>	133,566	<b>Acreage:</b>	1.00
<b>Financing:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1958  
Occupancy: Single Family  
Class: BC  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,394  
Ground Area: 1,394  
Garage Area: 1,583  
Basement Area: 1,798  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/02/2025 10:51 AM

<b>Parcel:</b>	M -13-24-365-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DOLENCE JOSHUA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3294 HOMESTEAD CT SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5553/32	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Paved Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

## Mailing Address:

DOLENCE JOSHUA  
3294 HOMESTEAD CT  
SALINE MI 48176

## Most Recent Sale Information

Sold on 04/26/2024 for 795,000 by FAULKNER ERMAL & SUSAN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5553/32

## Most Recent Permit Information

Permit 10-00204 on 05/18/2010 for \$16,475 category .

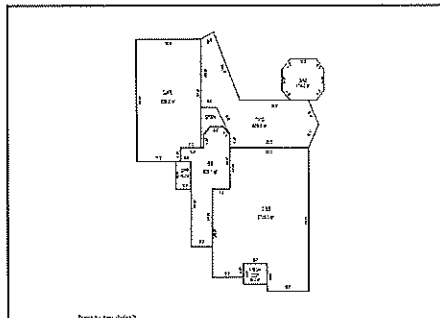
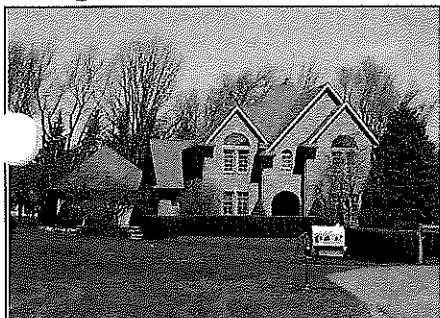
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	439,600	<b>2025 Taxable:</b>	439,600	<b>Acreage:</b>	1.03
<b>Finishing:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,143  
Ground Area: 1,739  
Garage Area: 868  
Basement Area: 1,739  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/02/2025 10:51 AM

<b>Parcel:</b>	M -13-24-396-015	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STANTON WILLIAM D & TERESA D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5906 BELLWETHER DR SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5569/439	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Paved Road	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

## Mailing Address:

STANTON WILLIAM D & TERESA D  
5906 BELLWETHER DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 09/27/2024 for 615,000 by KATZ ARTHUR & ELIZABETH TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5569/439

## Most Recent Permit Information

Permit 06-00396 on 05/26/2006 for \$6,585 category .

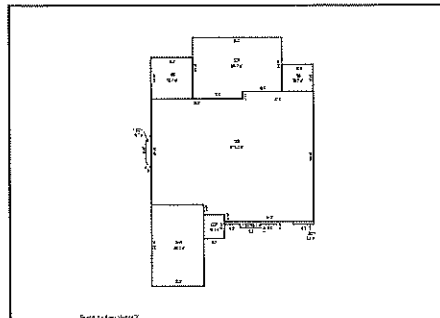
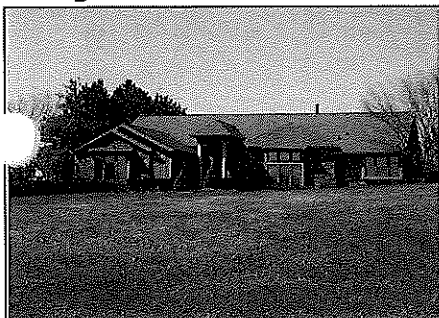
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	301,200	<b>2025 Taxable:</b>	301,200	<b>Acreage:</b>	1.04
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1987  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,510  
Ground Area: 2,458  
Garage Area: 480  
Basement Area: 2,170  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/02/2025 10:51 AM

<b>Parcel:</b>	M -13-24-400-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	D'ANDREA NATHAN &	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2540 TEXTILE RD SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5534/0420	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/17/2002	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L24 SEC 24 TPS,L,G,HOMESTEAD/BRASSOW WDS

## Mailing Address:

D'ANDREA NATHAN &  
MITROPOULOS ELENI K  
2540 TEXTILE RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 09/26/2023 for 875,000 by ORTMANN WALTER & JILL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5534/0420

## Most Recent Permit Information

Permit 11-00055 on 03/02/2011 for \$16,000 category .

## Physical Property Characteristics

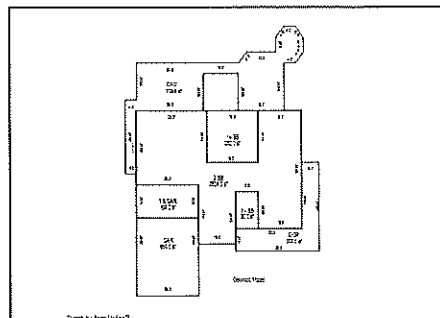
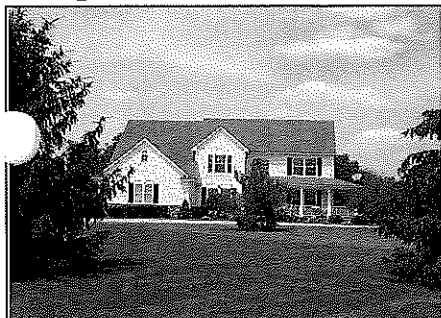
<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	464,500	<b>2025 Taxable:</b>	464,500	<b>Acreage:</b>	15.67
<b>Financing:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: B  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 3 Half Baths: 2  
Floor Area: 3,154  
Ground Area: 1,644  
Garage Area: 660  
Basement Area: 1,644  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/02/2025 10:51 AM

<b>Parcel:</b>	M -13-24-460-020	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RUBIN NEAL S & NANCY B	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5931 BELLWETHER DR SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5567/276	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Paved Road	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L24 SEC 24 TPS,L.G.,HOMESTEAD/BRASSOW WDS

## Mailing Address:

RUBIN NEAL S & NANCY B  
5931 BELLWETHER DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 10/02/2024 for 0 by RUBIN NEAL S.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5567/276

## Most Recent Permit Information

None Found

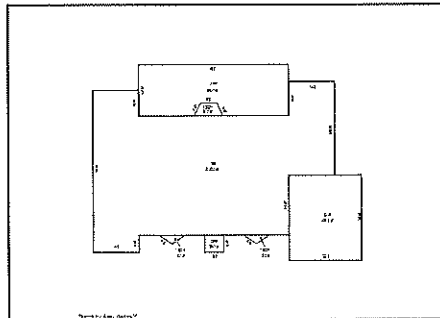
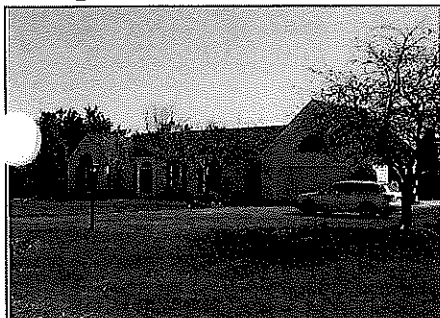
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	239,800	<b>2025 Taxable:</b>	239,800	<b>Acreage:</b>	1.11
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: B  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,165  
Ground Area: 2,128  
Garage Area: 440  
Basement Area: 2,128  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Section 24 TPS, L Glen, Homestead, Brassow Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-24-100-019	5380 S MAPLE RD	04/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,900	42.62
M-13-24-305-002	2991 BRASSOW RD	02/14/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,900	50.72
M-13-24-396-015	5906 BELLWETHER DR	09/27/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$313,300	50.94
M-13-24-440-004	5605 GLEN OAK CT	05/03/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$303,400	50.15
M-13-24-460-020	5931 BELLWETHER DR	05/03/24	\$481,024	WD	03-ARM'S LENGTH	\$481,024	\$249,500	51.87
<b>Totals:</b>			<b>\$2,261,024</b>			<b>\$2,261,024</b>	<b>\$1,132,000</b>	<b>50.07</b>
								<b>Std. Dev. =&gt; 3.76</b>

Section 24 TPS, L Glen, Homestead, Brassow Woods Land Analysis Large Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-24-400-007	2540 TEXTILE RD	09/26/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$473,600	54.13
<b>Totals:</b>			<b>\$875,000</b>			<b>\$875,000</b>	<b>\$473,600</b>	<b>54.13</b>
								<b>Std. Dev. =&gt; #DIV/0!</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$191,750	\$108,250	\$75,000	1.12	1.12	\$97,085	\$2.23	L24	5552/584
\$339,728	\$62,922	\$67,650	1.00	1.00	\$62,922	\$1.44	L24	5579/642
\$626,679	\$63,561	\$75,240	1.04	1.04	\$61,116	\$1.40	L24	5569/439
\$606,702	\$73,298	\$75,000	1.00	1.00	\$73,298	\$1.68	L24	5553/0229
\$498,993	\$57,691	\$75,660	1.11	1.11	\$51,974	\$1.19	L24	5553/7
\$2,263,852	\$365,722	\$368,550	5.27	5.27	Average			
			Average		per Net Acre=>			
			69,462.87		per SqFt=>		\$1.59	

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$947,133	\$135,907	\$208,040	15.70	15.67	\$8,656	\$0.20	L24	5534/0420
\$947,133	\$135,907	\$208,040	15.70	15.67	Average			
			Average		per Net Acre=>		\$0.20	

**Land Table****Class**

TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401
TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401
TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401
TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401
TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401

**Land Table****Class**

TPS, L, GLEN, HOMESTEAD, BRASSOW/WDS	401
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